

035.0

0003

0013.0

Map

Block

Lot

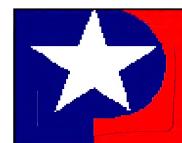
1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
667,800 / 667,800
667,800 / 667,800
667,800 / 667,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GRANTON PK, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6441.000	274,400	900	392,500	667,800	
Total Card	0.148	274,400	900	392,500	667,800	Entered Lot Size
Total Parcel	0.148	274,400	900	392,500	667,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	363.73	/Parcel: 363.73	Land Unit Type:


Patriot
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: TORREGROSSA JANE C / TRUSTEE	
Owner 2: JANE C TORREGROSSA REVOCABLE	
Owner 3: TRUST	
Street 1: 14 GRANTON PARK	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: TORREGROSSA JANE C -
Owner 2: -
Street 1: 14 GRANTON PARK
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6441		Sq. Ft.	Site		0	64.	0.95	3									392,466						392,500	

Total AC/Ha: 0.14787

Total SF/SM: 6441

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 392,466

Spl Credit

Total: 392,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

User Acct	24486
GIS Ref	
GIS Ref	
Insp Date	11/01/18
12887!	
PRINT	
Date	Time
12/29/21	22:12:55
LAST REV	
Date	Time
11/16/21	14:50:54
danam	
2887	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT SINK.											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:												
			%	1/2 Bath:	Rating:	A HBth:	Rating:												
				OthrFix: 1	Rating: Poor														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		OTHER FEATURES															
				Kits: 1	Rating: Good	A Kits:	Rating:												
				Fpl: 1	Rating: Average	WSFlue:	Rating:												
View / Desir:				CONDO INFORMATION															
GENERAL INFORMATION				Location:															
Grade: C - Average				Total Units:															
Year Blt: 1953	Eff Yr Blt:			Floor:															
Alt LUC:	Alt %:			% Own:															
Jurisdct: G6	Fact: .			Name:															
Const Mod:				DEPRECIATION								REMODELING				RES BREAKDOWN			
Lump Sum Adj:				Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	1	7	4	M			
				Economic:	%	Plumbing:		Interior:											
				Special:	%	Electric:		Additions:											
				Override:	%	Heating:		Kitchen: 2004											
				Total:	18.6 %	General:		Baths:											
				CALC SUMMARY								COMPARABLE SALES							
				Basic \$ / SQ:	110.00	Size Adj.: 1.35000002	Const Adj.: 0.99495000	Adj \$ / SQ: 147.750	Rate	Parcel ID	Typ	Date	Sale Price						
				Other Features: 82500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val									
				LUC Factor: 1.00	Adj Total: 337125	Depreciation: 62705	Deprecated Total: 274419	Juris. Factor: 1.00	Before Depr: 147.75	Special Features: 0	Val/Su Net: 119.72	Final Total: 274400	Val/Su SzAd: 192.16						
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.0-0003-0013.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	13X22	A	AV	2000	3.56	T	15.2	101			900		900		
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101							
More: N				Total Yard Items:				900	Total Special Features:								Total:	900	